

Dexter Downtown Development Authority

SEPTEMBER 16, 2021 <> 7:30AM
In-Person and Virtual Meeting

MINUTES

1. Call to Order: Called to order at 7:30 AM on September 16, 2021 by Chairman Doug Finn at the Dexter City Hall located at 3515 Broad Street.

2. Roll Call

Doug Finn – Present

Don Darnell – Present

Mike Fitzpatrick – Present – Arrived at 7:35 AM

Carol Jones – Present

Shawn Keough – Present

Patrick Becker – Present

Rich Bellas – Present

Mike Penn – Attending remotely from Las Vegas International Airport, Nevada

Karen Magdich – Present

Phil Mekas – Present

Fred Schmid – Present

Randy Willis – Present

Also in attendance: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; and resident.

3. Approval of Minutes from the August 19, 2021 Regular Meeting

Motion Darnell; support Willis to approve the minutes of the Regular Meeting of August 19, 2021 as presented.

Ayes: Becker, Bellas, Darnell, Finn, Jones. Keough, Magdich, Mekas, Penn, Schmid and Willis

Nays: None

Absent: Fitzpatrick

Motion carries

4. Approval of Agenda:

Motion Darnell; support Willis to approve the agenda as presented.

Ayes: Willis, Schmid, Penn, Mekas, Magdich, Keough, Jones, Fitzpatrick, Finn, Darnell, Bellas and Becker

Nays: None

Motion carries

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

7. Treasurer's Report: *Treasurer Mike Fitzpatrick provided information on the September Treasurer's Report noting that bond payments are not due until November 1, 2021, they are listed in this month's payments to ensure on time payment.*

a. September Invoices: *Invoice from Chase Bank, Non-Taxable Bond in the amount of \$16,411.55; invoice from US Bank, Taxable Bond in the amount of \$26,717.50; and invoice from Spartan Barricades for Main Street Barricades in the amount of \$309.38; for a total of invoices in the amount of \$43,438.43.*

b. Treasurer's Report –September 2021

Motion Darnell; support Schmid to approve the September invoices in the amount of \$43,438.43 and the September DDA Treasurer's Report.

Ayes: Darnell, Jones, Mekas, Willis, Becker. Finn, Keough, Penn, Bellas, Fitzpatrick, Magdich and Schmid

Nays: None

Motion carries

8. Correspondence / Communications:

9. Action Items:

a. 3045 Broad Street Redevelopment Project – Consideration of the status of the 3045 Broad Street Redevelopment Project with Norfolk Homes and the next steps.

A discussion was held on the 3045 Broad Street Property with the following comments:

- *Norfolk could develop site 3 and another developer develop sites 1 and 2.*
- *Approach Norfolk for a new development agreement.*
- *Do we owe Norfolk part or all of the deposit they made?*
- *Keep all options open.*
- *Let other developers know that we are interested in a new plan.*
- *It's time to move forward.*
- *Look at all the options and possibilities for the property.*
- *Have the Staff develop a RFP on the property.*
- *Why not sell the property?*

Motion Mekas; support Becker to direct Staff to come up with an RFP on 3045 Broad Street, a meeting of the Broad Street Development Committee, and appraisal on the property.

Ayes: Finn, Darnell, Fitzpatrick, Jones, Keough, Becker, Bellas, Penn, Magdich,

Mekas, Schmid and Willis

Nays: None

Motion carries

10. Unfinished Business

None

Mayor Keough left the meeting at 8:23 AM

11. Reports:

a. Mayor– Shawn Keough

Mayor Keough includes his written report per packet and provided the following update:

As Mayor Keough had left the meeting, Ms. Aniol highlighted an agreement with the Washtenaw County Road Commission to work on a grant to study Dexter Chelsea Road and Island Lake Road for a possible roundabout.

b. Staff – Michelle Aniol

Ms. Aniol includes her written report per packet and reported she had no additional updates.

12. Chairman's Report: *Next meeting – October 21, 2021*

Decorative Lighting for the Broad Street Pedestrian Walkway – Continue Discussion.

13. Non-Arranged Citizen Participation:

Jessica Ceccolini of Guenther Building Company inquired about the proposed RFP on the 3045 Broad Street property.

14. Adjournment

Motion Mekas; support Willis to adjourn the meeting at 8:32 AM

Unanimous voice vote approval with Keough absent.

Respectfully submitted,

Carol J. Jones, Secretary

Approved for Filing: October 21, 2021